



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
9316 North 107th Street
Milwaukee, Wisconsin 53224-1121
TDD #: (608) 264-8777

Jim Doyle, Governor
Jack L. Fischer, A.I.A., Secretary

Wisconsin Department of Commerce, Bureau of PECFA Bid Document

SECTION 1 - Scope of Work

The Bureau of PECFA is seeking competitive bids to perform remedial services for a petroleum release from a regulated petroleum product storage tank system. This bid is for a specified work scope. The site upon which bids are being solicited is:

Bid Round: 55
Comm #: 53097-2905-19-A
BRRTS #: 03-46-542871
Site Name: Baehmann Farm
Site Address: 9919 West Mequon Road, Mequon, 53097
Site Manager: Nancy Ryan
Address: 1155 Pilgrim Road
City, State Zip: Plymouth, WI 53073-4294
Phone: (920) 892-8756
e-mail: Nancy.Ryan@Wisconsin.Gov
Bid Manager: Lee Delcore
Address: 9316 North 107th Street
City, State Zip: Milwaukee, Wisconsin 53224-1121
Phone: (414) 357-4701
e-mail: Lee.Delcore@Wisconsin.Gov

Bid-Start Date:	June 9, 2008
Questions must be received by (See Section 2 (B)):	June 23, 2008, 4:00 PM
Responses will be posted by (See Section 2 (B)):	July 11, 2008
Bid-End Date and Time:	July 25, 2008, 4:00 PM

The case file, including report(s) and other pertinent information upon which bids are being sought, are available for review at the Site Manager's location listed above. Please contact the Site Manager for an appointment to review the file.

Copies of report(s) and other pertinent information are available for purchase at the location listed below. If pertinent information is not available, please contact the Site Manager.

Ivize-Milwaukee, 757 North Broadway, Ste 200, Milwaukee, WI 53202
Phone: (414) 276-2679 Fax: (414) 276-1529

SECTION 2 – Site-Specific Bid Requirements

General Comments

This property is located at 9829-9919 West Mequon Road, in a predominantly rural area of Mequon and was used for residential and agricultural purposes since at least 1963. Onsite buildings include a fruit stand, two residences, a barn and several sheds. Five underground storage tanks and three aboveground storage tanks (gasoline, diesel and fuel oil) were present in various locations on the northern portion of the 9919 West Mequon Road property. Exact location of tanks is not known. Soil and groundwater contamination has been identified in several areas, presumably coincident with former tank locations. Free product has been observed in monitoring well MW-1 in the approximate former location of two 500-gallon leaded gasoline tanks. Free product thickness has not been determined. The soil profile consists predominantly of silty clay with trace sand and gravel in some borings to the maximum depth explored - 28 feet below ground surface (bgs). Depth to bedrock has not been determined but it is expected to be within 60 feet of the surface. Depth to shallow groundwater varies from 6-16 feet bgs with groundwater flow generally following the land surface which slopes from the northwest to the southeast. Hydraulic conductivity in the shallow aquifer has not been determined. Two potable wells exist on site.

Minimum Remedial Requirements

Task 1: Soil Boring Advancement

Install one soil boring (B-5) approximately 30 feet north of monitoring well MW-9 to a depth of 30 feet bgs and one boring (B-6) 15 feet west of soil boring B-4 to a depth of 20 bgs. The primary purposes of the borings are to determine the source of impacts observed at MW-9 and provide definition of shallow contamination identified at boring B-4, respectively. Continuous soil collection and field screening are required during soil boring advancement. Three soil samples must be collected from each boring for PVOC analytical testing: one from the most contaminated interval in the upper four feet, one from the most contaminated interval below 4 feet and one from the bottom of the borehole.

Task 2: Monitoring Well and Piezometer Installation

Install one groundwater monitoring well (MW-13) midway between MW-1 and MW-9 to a depth of 20 feet with a screened interval from 5-20 feet. The primary purpose of this well is to assess the extent of shallow groundwater contamination downgradient from monitoring well MW-1. Continuous soil collection and field screening are required during soil boring advancement. Three soil samples must be collected from each boring for PVOC analytical testing: one from the most contaminated interval in the upper four feet, one from the most contaminated interval below 4 feet and one from the bottom of the borehole.

Install a well nest approximately 10 feet southeast of soil boring P-6. The primary purposes of the well nest are to define the horizontal and vertical extent of groundwater contamination identified at MW-2 and to determine the depth to bedrock. Advance the shallow soil boring (blind drill) and construct a monitoring well (MW-14) screened from 4-19 feet bgs. Advance a second borehole to the bedrock surface and construct a piezometer (PZ-1). For purposes of the bid, assume a maximum depth of 60 feet bgs. Conduct continuous soil screening to a minimum depth of 20 feet and continue screening to the depth where VOCs are

not detected with the PID for three consecutive sample intervals. The borehole should extend to the top of bedrock. Collect one soil sample for PVOC analysis from the most contaminated interval within the top four feet; the most contaminated interval below 16 feet bgs and one from the last screened interval. If no elevated PIDs are recorded, collect one sample from the approximate depth of the water table for PVOC analysis. The piezometer must have a five-foot screen oriented across the most contaminated interval below 20 feet or if no contamination is detected below 20 feet bgs, then at 25-30 feet bgs, sealing the hole below with bentonite. The well and piezometer must be constructed and developed in accordance with NR 141 Wis. Adm. Code.

Task 3: Groundwater Monitoring

Conduct two rounds of groundwater monitoring. Prior to groundwater sampling, the monitoring wells need to be properly developed according to NR 141 Wis. Adm. Code. Depth to groundwater and depth of each well must be measured and recorded at the time of each site visit.

Logistically, the groundwater sampling events are to be conducted approximately 90 days apart. The first event is to be conducted one month after installation of the wells required in Task 2. Measure water elevation, well depth and free product thickness (if present) in all monitoring wells prior to sampling regardless of whether the well is scheduled to be sampled. Collect groundwater samples regardless of whether product is present. Generate a groundwater flow map for each sampling event.

The sampling schedule is as follows:

Well	1st Quarter	2nd Quarter	Constituents/Additional Activity
MW-1	x	x	PVOC / Free Product Sample 1st round
MW-2	x	x	PVOC / Hydraulic Conductivity 1st round
MW-3	x		PVOC
MW-4	x	x	PVOC
MW-5	x		PVOC
MW-6	x		PVOC
MW-7	x		PVOC
MW-8	x		PVOC
MW-9	x	x	PVOC
MW-10	x	x	PVOC
MW-11	x	x	PVOC
MW-12	x	x	PVOC
MW-13	x	x	VOC 1st round, PVOC 2nd round / Hydraulic Conductivity 1st round
MW-14	x	x	VOC 1st round, PVOC 2nd round
PZ-1	x	x	VOC 1st round, PVOC 2nd round

Sampling techniques and protocols must follow DNR sampling guidance found in the Groundwater Sampling Field Manual Publication DG 038 96 and include the appropriate number of quality control samples.

Task 4: Free Product Monitoring and Characterization

As free product has historically been observed in MW-1, a sample of the product must be collected and sent in for quantitative laboratory fluid analyses (density, viscosity, and surface and interfacial tension parameters) prior to sampling the well. Assess the degree of weathering by comparing to un-weathered default values outlined in DNR Publication PUB-RR-787. Be aware that laboratory availability may be limited and that weathered LNAPL samples submitted for the above analyses may require cleaning charges. Additional shipping and sample preparation/disposal costs may apply.

If free product is found in any of the wells, including MW-1, the depth to free product, thickness of free product, depth of groundwater, and depth of well are to be measured, recorded and tabulated. These measurements are to be taken each time the consultant is onsite. The free product thickness is to be measured using an oil-water interface probe as opposed to estimating thickness with a bailer. After the required measurements are taken, the product is to be removed and a groundwater sample collected.

For LNAPL encountered in any monitoring well, measure the depth to, and thickness of (inches or feet) free product. Wells containing free product are to have free product removed during each quarterly monitoring event if they are included in the above list of wells to be sampled.

Groundwater samples must be collected from wells containing free product, if they are included in the groundwater monitoring sampling schedule, and analyzed for PVOCs after product removal.

Task 5: Site Reconnaissance Activities

Hydraulic Conductivity

Perform hydraulic conductivity tests at MW-2 and MW-13 concurrent with the first quarterly groundwater monitoring event.

Site Survey

Survey all site wells relative to USGS datum. Create a new site map based on newly surveyed well and boring locations and prominent site features, i.e., buildings, utility poles, etc. The purpose of this requirement is to provide an accurate, to scale map, as previously submitted maps may not be reliable based on field observations.

Potable Well Field Reconnaissance

Well construction reports are not available for the onsite potable wells. Determine casing depth and total well depth of the two onsite potable wells. Conduct a potable well field reconnaissance to identify and characterize all potable wells within 1,000 feet of MW-1.

Task 6: Waste Disposal

Properly dispose of all sampling wastes generated from all activities conducted under this bid scope of work and provide waste disposal documentation.

One drum of soil remains on the property from previous investigation activities and requires disposal as well.

Proper disposal of the collected free product is required at the completion of the second quarterly monitoring event.

Task 7: Reporting

After the first round of groundwater sampling, submit a letter report containing hydraulic conductivity results, soil boring and well forms, a summary table of groundwater analytical results, a groundwater elevation table and figure, a report of free product thickness, and a copy of the new site map to the DNR and Commerce project managers within 30 days from date of sample results.

At the completion of the scope of work, a final report shall be submitted to the DNR and Commerce project managers. The report must include a description of field procedures, historical tabulated groundwater monitoring data for each well, a groundwater flow map for each sampling event, isoconcentration maps, laboratory analytical reports, an updated site map, an updated cross-section, soil sample results and water elevations. The cross-section must depict the stratigraphy, include well and screen depths, PID and soil sample results and indicate water elevations measured during the two latest monitoring events. The final report must contain conclusions and recommendations.

SECTION 3 - Reporting Timeframes

Within *60 days* of the Commerce notification of the maximum reimbursement amount, the responsible party (RP) must execute a written contract with one of the firms that submitted a bid. Failure to execute the written contract within this time will result in ineligibility of interest expenses incurred from the date of the reimbursement cap letter until a contract is executed and work commences at the site. Work must commence within *45 days* of signing a contract. There are specific reporting requirements in Comm 47.70 to monitor the progress of activities at each bid site and there may be additional reporting requirements outlined above. The consulting firm that is contracted to complete the scope of work is required to report the progress of this site to Commerce electronically on the web site at each of the following points:

1. Within fourteen days of executing or terminating a contract with the RP.
2. Three months after entering into the contract with the RP.
3. Twelve months after beginning the work in the successful bid, unless the project is completed before that time (point 6 applies).
4. Twelve months after submitting the previous report (point 3), unless the project is completed before that time (point 6 applies).
5. No later than 10 days after encountering a change in circumstances (the list of circumstances is in Comm 47.70 (3)).
6. No later than 30 days after completing the work.
7. As directed by Commerce.

If Commerce determines that the consulting firm is failing to make adequate progress to complete the scope of work, Commerce will notify the RP and may reduce the reimbursement to accurately reflect the work completed.

Claim Submittal

A claim must be submitted to Commerce within 120 days of submitting the report described in *Reporting Timeframe, point #6*. If a claim is not submitted by the deadline described above, interest costs from the date the report (point #6) is submitted to the date the claim is received will not be reimbursed to the claimant. The claim preparation cost must be included in the Total Bid Amount and is considered within the reimbursement cap.

Questions and Answers

Questions, answers and interpretations will be considered an amendment of this solicitation. All questions must be submitted in writing (fax and electronic mail submittals are acceptable) to the Bid Manager identified in Section 1 of this solicitation. All answers and interpretations shall be in writing from the Bid Manager. Neither the PECFA program nor Commerce shall be legally bound by any amendments or interpretations that are not in writing. Bidders are not to contact other personnel located within the Department of Commerce/Bureau of PECFA concerning the site or the bid solicitation between the Bid Announcement Date and Bid End Date. No further questions will be addressed after the deadline for submitting questions identified in Section 1.

SECTION 4 - Conditions of Bid

The successful bidder will be the entity that complies with all provisions of the bid and provides the lowest total cost, excluding interest, for the site-specific bid requirements described in Section 2. In preparing the bid, the bidder must assume compliance with all applicable codes, including, but not limited to, §Comm 46, §Comm 47, and §NR 700 Wis. Admin. Codes.

The bid Commerce selects to determine the least costly method of remedial action will be the least costly qualified bid. Commerce will rank the bids solely on the basis of cost. Evaluation of bids will continue until the least costly qualified bid is identified. Submittals from an individual or firm during their period of disqualification from bidding, submittals received late and for submittals without a certified commitment (performance assurance and/or signature) will not be considered as bids. Commerce may disqualify a bid for the following reasons:

- Requirements of the bid specifications have not been met.
- The remedial strategy is not appropriate to the geologic setting.
- A Total Bid Amount is insufficient to fund the activities described in the bid specifications.

Commerce reserves the right to reject any and all bids.

Any proposed technology or methods used in the remediation must be allowed for use in the State of Wisconsin and approvable by the agency with jurisdiction (Natural Resources or Commerce).

The bidder Commerce intends to select may be required to provide input to and attend a meeting with the PECFA program and the claimant to explain the bid and remedial approach.

If a bid is disqualified, Commerce will provide written notification to any individual or firm that submitted a disqualified bid. The notification shall specify the reasons for the disqualification, and inform the individual or firm of their right to protest or appeal the decision. If a bid is more costly than the bid Commerce intends to select, the bid will not be reviewed.

The *Notice of Intent* will identify the least costly bid, disqualified bid(s) and bid(s) not reviewed. The *Notice of Intent* will be sent to the RP and will be posted on PECFA's Internet Web site.

SECTION 5 - Instructions to Bidders

Between the bid start and end dates, bidders shall not discuss or attempt to negotiate any aspects of the bid with the RP, other potential bidders or program staff without prior approval of the Bid Manager identified in Section 1. Infractions will result in rejection of the violator's bid and may result in a formal complaint being filed with the Department of Regulation and Licensing.

If access to the site is necessary for the preparation of a bid, access shall be arranged through the Bid Manager. If the Bid Manager is not able to arrange site access, this will not delay the bid process nor negate the comparison and selection from among the bids submitted. All costs associated with a site visit or preparation of a bid will be the bidder's responsibility.

The Bidding Process must conform to the following:

1. The Bid Response shall address all the site-specific bid requirements identified in Section 2.
2. The total bid amount to accomplish the stated goal must include all fees, reporting costs, pre- and post-closure costs and costs for establishing restrictions or institutional controls, when applicable (interest costs are excluded).
3. The submittal must include a copy of the Bid Response document signed by a Professional Engineer, Professional Geologist, Hydrologist or Soil Scientist licensed by the State of Wisconsin. The appropriate registration number of the professional license must be included. Registration requirements are listed in Comm 5.
4. Bids *cannot* be faxed or sent electronically (email) to the program. Documents received by fax or email will not be considered.
5. Bids, amendments thereto or withdrawal requests must be received by 4 pm on the bid end date.
6. The consulting firm's name must be included and all pages of the Bid Response.
7. All costs must be printed (ink, typewritten or computer). Errors must be crossed out, corrections entered and initialed by the person signing the bid. Correction fluid is not allowed. No bid shall be altered or amended after the time specified for the bid end date.
8. Each bidder shall fully acquaint themselves with conditions relating to the scope and restrictions attending to the execution of the work under the conditions of this bid. The failure of a bidder to acquaint themselves with existing documented conditions shall in no way relieve any obligation with respect to this bid.
9. All amendments to and interpretations of this bid shall be in writing from the Bid Manager. Neither Commerce nor the program shall be legally bound by any amendment or interpretation that is not in writing.
10. This bid is intended to promote competition. If the language, specifications, terms and conditions, or any combination thereof restricts or limits the requirements in this bid to a single source, it shall be the responsibility of the interested bidders to notify the program in writing so as to be received five days prior to the opening date. The bid may or may not be changed; however a review of such notification will be made prior to award.

SECTION 6 - Bidder Disqualification

Commerce may disqualify from public bidding any individual or firm that has committed any of the following (Comm 47.67 (1) (a)):

1. Failed to complete the scope of work within the reimbursement cost cap established through public bidding.
2. Failed to complete the scope of work in a bid in a timely manner.
3. Failed to follow DNR rules on the bid project.
4. Received one or more notices from Commerce under s. Comm 47.62 (2) that assess the financial management of an investigation as unacceptable.
5. In any prior occurrence that has been publicly bid, failed to do either of the following:
 - a. Pay subcontractors after receiving payment for them.
 - b. Obtain lien waivers on or before the date of the final payment by the RP or the PECFA program, from all subcontractors paid under subd. 5. a.
6. Failed to execute a contract with the RP as required in s. Comm 47.69 (1).
7. Failed to commence work within 45 days after executing a contract, as required in s. Comm 47.69 (3).

Commerce may disqualify any individual or firm from performing further work on a project if the individual or firm has not completed any of the six reporting points required in Comm 47.70 and outlined in Section 2 of this bid document. Commerce will review and address the issue as stated in Comm 47.70 (4).

BID RESPONSE

(1st Page)

Department of Commerce PECFA Program

SITE NAME: Baehmann Farm

COMMERCE #: 53097-2905-19-A

BRRTS #: 03-46-542871

Submit Bid Response To: Cathy Voges
Public Bid Response
Department of Commerce PECFA Bureau
201 W Washington Ave, Madison WI 53703-2760 or
PO Box 8044, Madison WI 53708-8044

Consulting Firm Name: _____

Complete Mailing _____

Address: _____

Telephone: () - _____

Fax Number: () - _____

E-mail Address: _____

Bidder (check one that applies):

<input type="checkbox"/>	Professional Engineer	License # _____
<input type="checkbox"/>	Professional Geologist	License # _____
<input type="checkbox"/>	Hydrologist	License # _____
<input type="checkbox"/>	Soil Scientist	License # _____



Use this box to certify (by marking with a check or X) a commitment to complete the work described in the bid specifications in its entirety for the Total Bid Amount proposed below. Failure to provide this performance assurance will disqualify this bid response. Providing unsolicited qualifications and/or contingency statements in your bid submittal will disqualify the bid response.

Total Bid Amount: \$ _____

Print Name: _____

Title: _____

I certify that I have the authority to commit my organization or firm to the performance of the bid I have submitted.

Signature: _____

BID RESPONSE

(2nd Page)

Department of Commerce PECFA Program

SITE NAME: Baehmann Farm

COMMERCE #: 53097-2905-19-A

BRRTS #: 03-46-542871

Consulting Firm Name: _____

A bid will be considered non-compliant if the bid response does not include a separate tabulation of costs for each activity.

1	Soil Boring Advancement	\$
2	Monitoring Well and Piezometer Installation	\$
3	Groundwater Monitoring	\$
4	Free Product Monitoring and Characterization	\$
5	Site Reconnaissance Activities	\$
6	Waste Disposal	\$
7	Reporting	\$
8	PECFA Claim Submittal	\$
	Total Bid Amount	\$